

# ● SAINTSBURY PLAZA ●

## SPECIAL EXCEPTION APPLICATION

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE-2002-PR-016

### SHEET INDEX

- C-1 COVER SHEET
- C-2 NOTES/TABULATIONS/DETAILS
- C-3 SPECIAL EXCEPTION PLAT
- C-4 LANDSCAPE PLAN
- C-5 EXISTING VEGETATION MAP
- C-6 PEDESTRIAN PLAN AND SITE SECTIONS
- C-7 PERSPECTIVE SKETCHES
- A-1 CONCEPT ELEVATION
- A-2 CONCEPT ELEVATION
- A-3 CONCEPT ELEVATION
- A-4 CONCEPT ELEVATION
- A-5 CONCEPT ELEVATION
- A-6 CONCEPT ELEVATION
- LA-1 SCHEMATIC COURTYARD & PLAZA LANDSCAPE PLAN
- LA-2 SCHEMATIC SITE DETAILS



SOIL MAP  
SCALE: 1"=500'

### APPLICANT/DEVELOPER

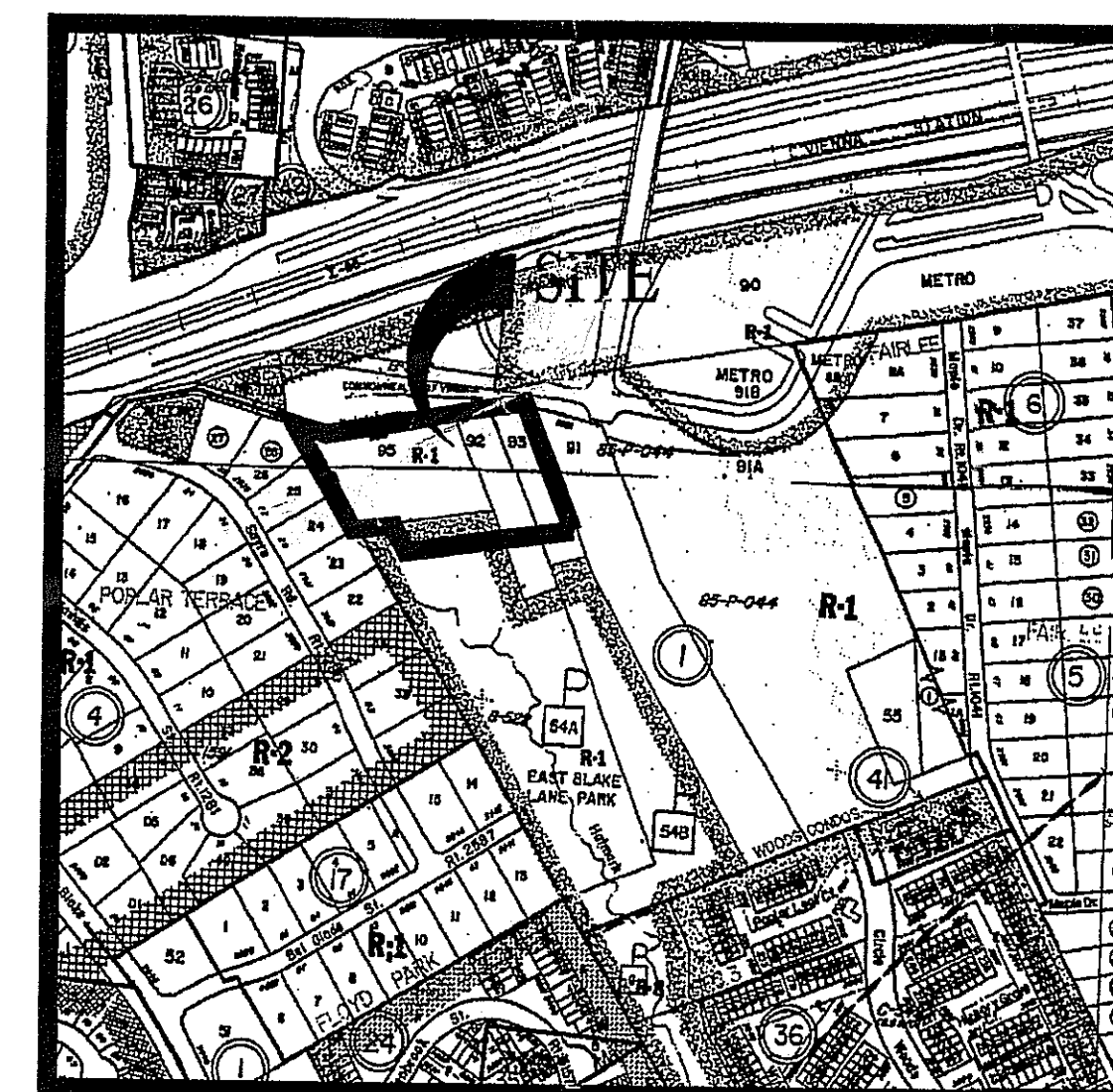
SAINTSBURY, LLC  
1485 CHAIN BRIDGE ROAD  
SUITE 100  
MCLEAN, VIRGINIA 22101  
CONTACT: MR. WILLIAM J. COLLINS  
(703) 821-3556

### ENGINEER

VKA, INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
CONTACT: MR. SHAWN FROST  
(703) 442-7800

### ATTORNEY

WALSH, COLLUCCI, STACKHOUSE  
2200 CLARENDON BLVD. 13TH FLOOR  
ARLINGTON, VA 22201  
CONTACT: MS. ELIZABETH BAKER  
(703) 528-4700



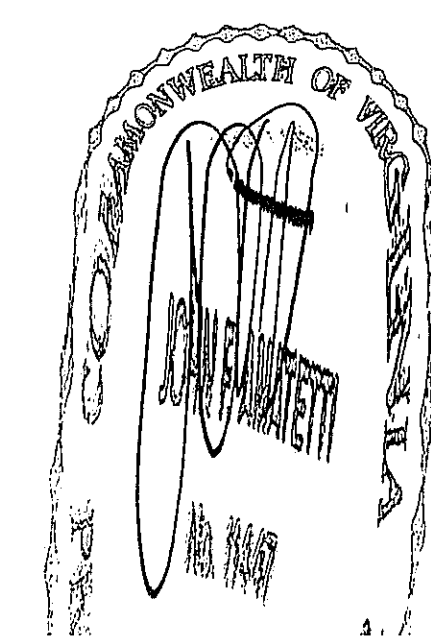
VICINITY MAP  
SCALE: 1"=500'

### SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR-F, B, W	POOR-F, W	LOW	A
10B+	GLENVILLE	FAIR-B, W	MARGINAL-W	MODERATE	B
55C2	GLENEIG	GOOD	GOOD	HIGH	C
55B1	GLENVILLE	FAIR-B, W	MARGINAL-W	MODERATE	C
10B1	GLERSHAM	POOR-B, W, C	POOR-W, C, S	LOW	B
8B+	WOR				A

Application No. SE 2002-PR-016 Staff: C. Lewis  
APPROVED BY SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) (BZA) approval 11-18-02  
Sheet 1 of 15

RECEIVED  
Department of Planning & Zoning  
OCT 25 2002  
Zoning Evaluation Division



OCT 24, 2002  
SEP. 6, 2002  
SEP. 4, 2002  
SEP. 3, 2002  
AUG. 12, 2002

# ● SAINTSBURY PLAZA ●

## SPECIAL EXCEPTION APPLICATION

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SE-2002-PR-016

### SHEET INDEX

- C-1 COVER SHEET
- C-2 NOTES/TABULATIONS/DETAILS
- C-3 SPECIAL EXCEPTION PLAT
- C-4 LANDSCAPE PLAN
- C-5 EXISTING VEGETATION MAP
- C-6 PEDESTRIAN PLAN AND SITE SECTIONS
- C-7 PERSPECTIVE SKETCHES
- A-1 CONCEPT ELEVATION
- A-2 CONCEPT ELEVATION
- A-3 CONCEPT ELEVATION
- A-4 CONCEPT ELEVATION
- A-5 CONCEPT ELEVATION
- A-6 CONCEPT ELEVATION
- LA-1 SCHEMATIC COURTYARD & PLAZA LANDSCAPE PLAN
- LA-2 SCHEMATIC SITE DETAILS



**SOIL MAP**  
SCALE: 1"=500'

### APPLICANT/DEVELOPER

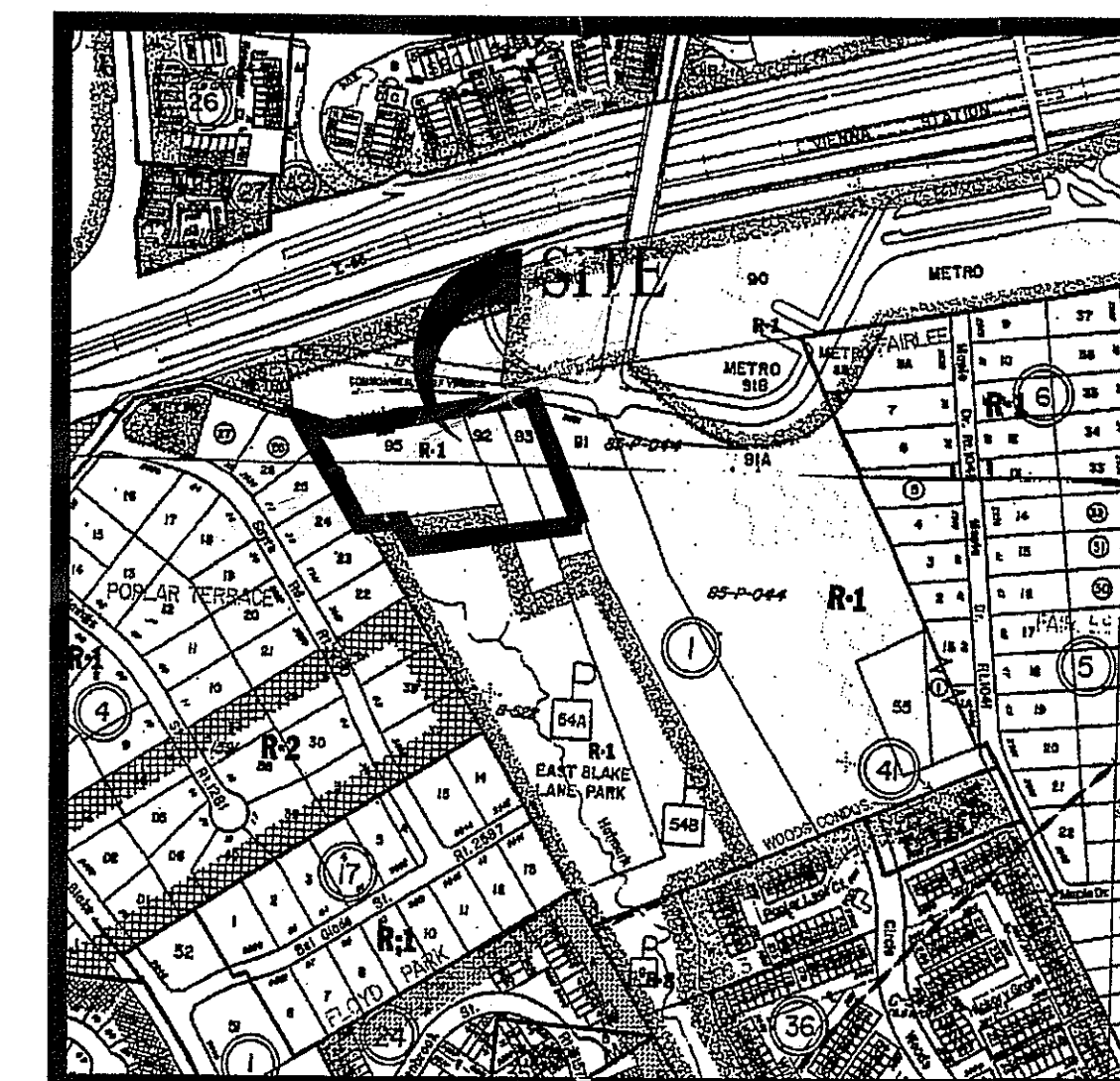
SAINTSBURY, LLC  
1485 CHAIN BRIDGE ROAD  
SUITE 100  
MCLEAN, VIRGINIA 22101  
CONTACT: MR. WILLIAM J. COLLINS  
(703) 821-3556

### ENGINEER

VKA, INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VIRGINIA 22102  
CONTACT: MR. SHAWN FROST  
(703) 442-7800

### ATTORNEY

WALSH, COLLUCCI, STACKHOUSE  
2200 CLARENDON BLVD. 13TH FLOOR  
ARLINGTON, VA 22201  
CONTACT: MS. ELIZABETH BAKER  
(703) 528-4700



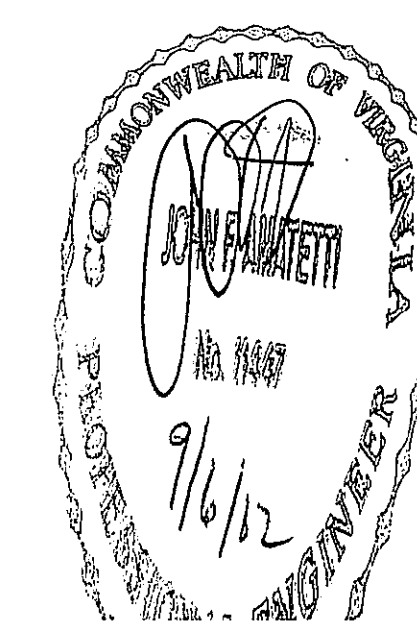
**VICINITY MAP**  
SCALE: 1"=500'

### SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR-F, B, W	POOR-F, W	LOW	A
10B+	GLENVILLE	FAIR-B, W	MARGINAL-W	MODERATE	B
55C2	GLENEIG	GOOD	GOOD	MODERATE	B
55B1	GLENEIG	GOOD	GOOD	HIGH	C
10B1	GLENVILLE	FAIR-B, W	MARGINAL-W	MODERATE	C
8B+	GLORSHAM	POOR-B, W, C	POOR-W, C, S	MODERATE	B
	WC			LOW	A

Application No. SE 2002-PR-016 Staff C. Lewis  
APPROVED SET SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) (BZA) approval 11-18-02  
Sheet 1 of 15

RECEIVED  
Department of Planning & Zoning  
OCT 25 2002  
Zoning Evaluation Division



OCT 24, 2002  
SEP. 6, 2002  
SEP. 4, 2002  
SEP. 3, 2002  
AUG. 12, 2002  
JULY 1, 2002  
MAY 23, 2002

## NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 48-1-((1)) AS LOTS PT. 92, PT. 93, 145 AND 95, 48-3 ((1)) PT. 54A.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THIS SPECIAL EXCEPTION (CATEGORY 3 G) IS TO PERMIT DEVELOPMENT OF HOUSING FOR THE ELDERLY.
3. THE HORIZONTAL DATUM SHOWN HEREON, VIRGINIA STATE GRID NORTH, IS BASED ON FIELD SURVEY.
4. THE VERTICAL DATUM IS TIED TO USGS NGVD 88.
5. THE CONTOUR INTERVAL SHOWN IS 2' - 0".
6. THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VIKI, INC. DATE: JANUARY 2002.
7. THE PROPERTY SHOWN HEREON IS IN THE NAME OF CAROLYN MOTES TRUSTEE FOR THE FOLLOWING PARCELS: (TAX MAP NO. 48-1 ((1)) PT. 92) RECORDED IN DEED BOOK 04856 AT PAGE 0836 AND (TAX MAP NO. 48-1-((1))-PT. 93) RECORDED IN DEED BOOK 05501 AT PAGE 1011. THE FOLLOWING PARCEL (TAX MAP NO. 48-1 ((1)) 95) RECORDED IN DEED BOOK 10770 PAGE 0916 IS IN THE NAME OF DALE SYKES. THE PARCEL (TAX MAP NO. 48-3 ((1)) PT. 54A) IS IN THE NAME OF THE FAIRFAX COUNTY PARK AUTHORITY RECORDED IN DEED BOOK 05168 PAGE 0701. (TAX MAP NO. 48-1 ((1)) 145) RECORDED AT DB 12485 PG 754-775 IN NAME OF SAINTSBURY, LLC.
8. THE SUBJECT PROPERTY LIES WITHIN AREA II OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY VIENNA PLANNING DISTRICT SECTOR VI LEE COMMUNITY PLANNING SECTOR SPECIAL AREA VIENNA TRANSIT STATION AREA, LAND UNIT C.
9. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
10. STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES WILL BE CONSTRUCTED ON THE SITE IN A BELOW GROUND SYSTEM AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPWES ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
11. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
12. TO THE BEST OF OUR KNOWLEDGE HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
13. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY, THE DATE OF CONSTRUCTION IS UNKNOWN, WHICH SHALL BE RAZED TO ACCOMMODATE THIS DEVELOPMENT. THE SITE IS CURRENTLY DEVELOPED WITH A 1-STORY HOME, SHEDS AND OTHER STRUCTURES ON LOT 95.
14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A RPA ZONE IN ACCORDANCE WITH FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREAS MAPS.
15. THE SUBJECT PROPERTIES LIES WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0125 D, LAST REVISED MARCH 5, 1990. THE WESTERN PORTION OF THIS SITE IS IN A FAIRFAX COUNTY DEFINED MINOR FLOODPLAIN COMPRISING LESS THAN 30% OF THE SITE AREA.
16. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SE PLAT SUBJECT TO THE INSTALLATION OF UTILITY LINES AS NECESSARY, AS APPROVED BY DPW&ES AND IF NECESSARY, AS APPROVED BY URBAN FORESTER
17. SEE MAXIMUM BUILDING HEIGHT IN SITE TABULATION THIS SHEET. NO ANGLE OF BULK PLANE PER SECTION 9-306.
18. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
20. THE LANDSCAPING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN, WHICH SHALL BE IN GENERAL CONFORMANCE WITH THE LANDSCAPE FEATURES PRESENTED HEREON IN ACCORDANCE WITH THE ZONING ORDINANCE.
21. IN ACCORDANCE WITH THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, SIDEWALKS OPEN SPACE AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM PERIMETER PROPERTY LOT LINES AS SHOWN ON THE SE PLAT OR DECREASE LANDSCAPING, OPEN SPACE AND TREE SAVE AS SHOWN
22. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED IN THE TABULATION AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY TO THAT REQUIRED BY ARTICLE 13. FEATURES SUCH AS DECKS, PATIOS, CHIMNEYS, AND RETAINING WALLS MAY BE ADDED TO THE SITE PLAN AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING.
23. THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION 8-808.20 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
24. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
25. THERE IS A SANITARY SEWER EASEMENTS IN EXCESS OF 25 FEET IN WIDTH ON THIS SITE RECORDED PRIOR TO THE EFFECTIVE DATE OF THE ORDINANCE.
26. THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION EXCEPT FOR THE PORTION TO BE DEDICATED TO THE FOPA.
27. THE FAIRFAX COUNTY COMPREHENSIVE TRAILS PLAN DOES NOT SHOW ANY TRAILS ON THE SUBJECT PROPERTY.
28. NO IMPROVEMENTS ARE PROPOSED TO SAINTSBURY DRIVE WITH THIS APPLICATION. ESCROW OF A PORTION OF A TURN LANE ALONG SAINTSBURY WILL BE PROVIDED.

## WAIVERS/MODIFICATIONS

1. A WAIVER OF THE TRANSITIONAL BARRIER REQUIREMENTS ON THE NORTHERN, EASTERN AND WESTERN PROPERTY LINES AND A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ON THE NORTHERN, EASTERN AND WESTERN PROPERTY LINES IS HEREBY REQUESTED TO THAT SHOWN IN THIS PLAN IN ACCORDANCE WITH ARTICLE 13-304 (3) OF THE ZONING ORDINANCE.
2. A WAIVER OF ZONING ORDINANCE SECTION 11-302 PARA. 2 TO PERMIT A PRIVATE STREET IN EXCESS OF 600' IN LENGTH.
3. A WAIVER OF THE LOADING REQUIREMENTS FOR MULTI-FAMILY IS HERBY REQUESTED PER FAIRFAX COUNTY ZONING ORDINANCE SECTION 11-201.
4. A MODIFICATION OF SECTION 9-306 PARA. 1 TO PROVIDE HOUSING FOR PERSONS 55 YEARS OR OLDER IN LIEU OF PERSONS 62 YEARS OF AGE OR OLDER, AS REQUIRED BY THE REFERENCED SECTION.
5. A WAIVER TO ALLOW UNDERGROUND STORMWATER DETENTION IN A RESIDENTIAL DEVELOPMENT IS HEREBY REQUESTED PER THE FAIRFAX COUNTY PFM REQUIREMENT SECTION 6-0303.8 IN ACCORDANCE WITH DPWES MODIFICATION REQUEST #024542.

## SITE TABULATIONS

EXISTING ZONING:  
TOTAL SITE AREA:  
PROPOSED USE:

R-1  
207,119.0 SQ. FT. OR 4.755 ACRES  
HOUSING FOR THE ELDERLY

### PERMITTED DENSITY (PER SECT. 9-306):

SITE AREA: 4.755 ACRES  
APPLYING 20% BONUS TO 16-20 DU/AC RANGE: 19.2-24 DU/AC  
MAXIMUM DU'S ALLOWED: 114 UNITS (4.755 AC X 24 DU/AC)  
PROPOSED DU'S: 112 UNITS

### AFFORDABLE DWELLING UNITS

OPTIONAL ADU'S REQUIRED: 0, BUILDING CONTAINS ELEVATOR  
ADU'S REQUIRED FOR 20% BONUS: 14 ADU'S (112 X 12.5%)  
ADU'S PROPOSED: 17 ADU'S (112 X 15.2%)

ADU FORMULA  
23.55 DU/AC PROPOSED  
 $23.55 - 16 \times 12.5 =$   
 $24.0 - 19.2$   
 $\frac{7.55}{4.8} \times 12.5 = 19.7\%$  (REDUCE TO 12.5% MAXIMUM)  
 $12.5\% \times 112 = 14 \text{ ADU'S}$

### PROPOSED DENSITY:

112 TOTAL UNITS (INCLUDING 95 MARKET RATE UNITS AND 17 ADU UNITS)  
23.55 DU/AC

### MINIMUM LOT AREA REQUIRED:

36,000 SF

### LOT AREA PROVIDED:

221,702.8 SF

### MINIMUM LOT WIDTH REQUIRED:

150'

### LOT WIDTH PROVIDED:

517'

### SETBACKS

YARDS REQUIRED (PER SECTION 9-306 OF THE ZONING ORDINANCE):

NORTHERN PROPERTY LINE: 0'  
WESTERN PROPERTY LINE: 50'  
EASTERN PROPERTY LINE: 30'  
SOUTHERN PROPERTY LINE: 0'

YARDS PROVIDED:

NORTHERN PROPERTY LINE: 3'±  
WESTERN PROPERTY LINE: 90'±  
EASTERN PROPERTY LINE: 60'±  
SOUTHERN PROPERTY LINE: 30'±

MAXIMUM BUILDING HEIGHT:

50' (PER SECTION 9-306)

PROVIDED:

50'

OPEN SPACE REQUIRED: 35%

72,491.65 SF OR 1.66 ACRES

OPEN SPACE PROVIDED: 44%

91,132.36 SF OR 2.09 ACRES

### TREE COVER

TREE COVER REQUIRED = 20%  
\*TREE COVER PROVIDED = 20%

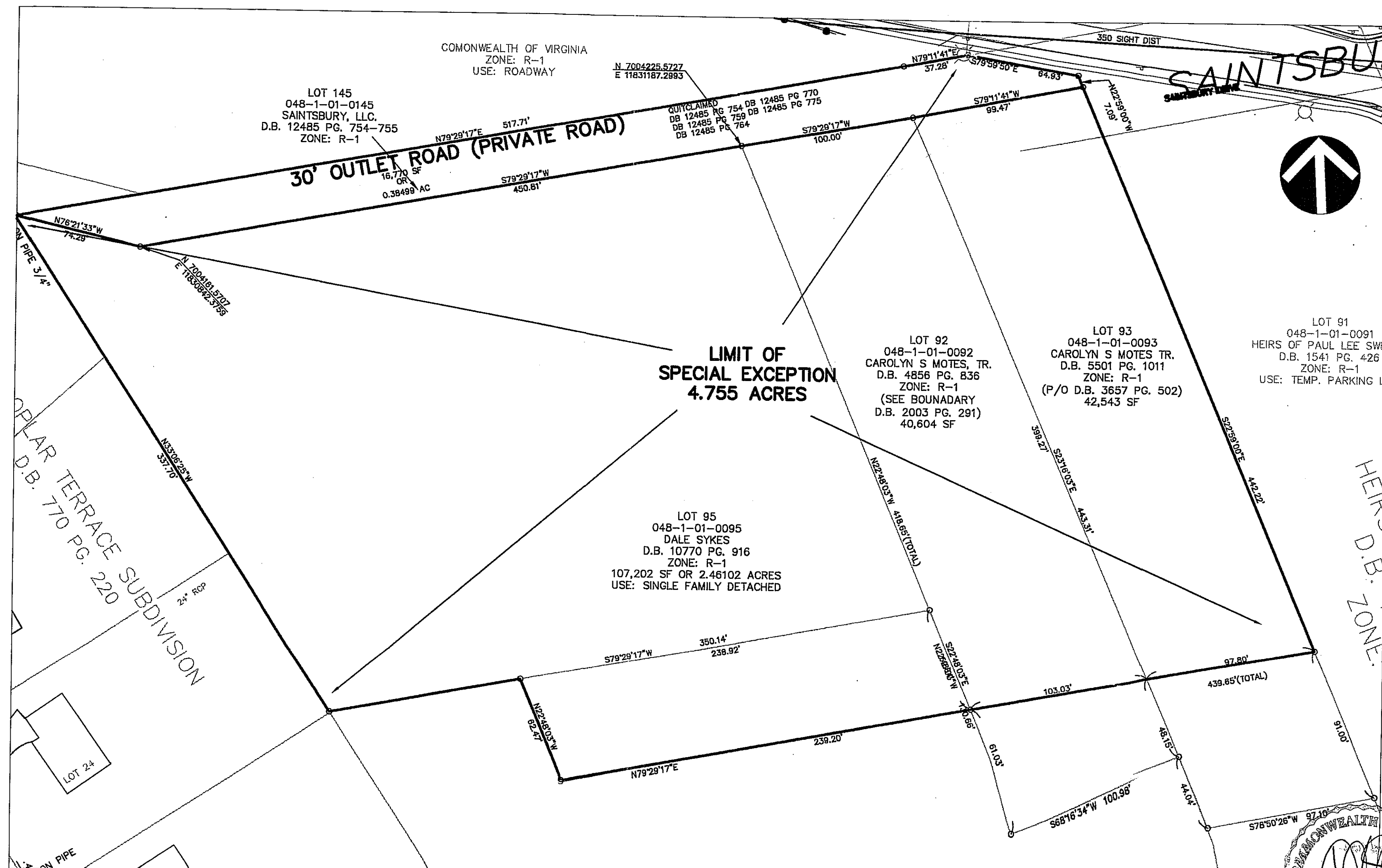
\*LANDSCAPING WILL BE PROVIDED TO MEET THE REQUIREMENTS OF THE REVISED ARTICLE 12 OF THE FAIRFAX COUNTY PFM.

### PARKING TABULATION (ELDERLY HOUSING):

PARKING SPACES REQUIRED (PER ART. 13): 1 SPACE/4 DU PLUS 1 SPACE/EMPLOYEE ON MAJOR SHIFT (28 + 2) 30 SPACES  
PARKING SPACES PROVIDED: 167 SPACES (1.5 SPACES/UNIT) INCLUDING SURFACE, TANDEM AND GARAGE SPACES \*

\* SEE NOTE #22

Application No. SE 2002 PR-016 Staff L. Chen  
APPROVED (SE) / SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) / (BZA) approval 11-18-02  
Sheet 2 of 15



SPECIAL EXCEPTION EXHIBIT (NOT TO SCALE)

SAINTSBURY PLAZA  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

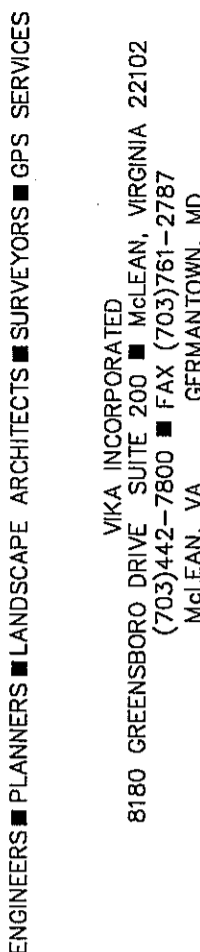
### VIKA REVISIONS

DATE: JAN. 10, 2002  
DATE: MAY 28, 2002  
REV. JULY 1, 2002  
REV. AUG. 12, 2002  
REV. SEP. 3, 2002  
REV. SEP. 4, 2002  
REV. SEP. 6, 2002  
REV. OCT. 24, 2002

DATE: DES. HKZ DWN.

SCALE: AS SHOWN

PROJECT/FILE NO. 6509



SAINTSBURY PLAZA  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

# SPECIAL EXCEPTION PLAT

VIKA REVISIONS	
REV. JAN. 10, 2002	
REV. MAY 28, 2002	
REV. JUNE 18, 2002	
REV. JULY 1, 2002	
REV. AUG. 2, 2002	
REV. AUG. 12, 2002	
REV. SEP. 3, 2002	
REV. SEP. 4, 2002	
REV. SEP. 6, 2002	
REV. OCT 24, 2002	

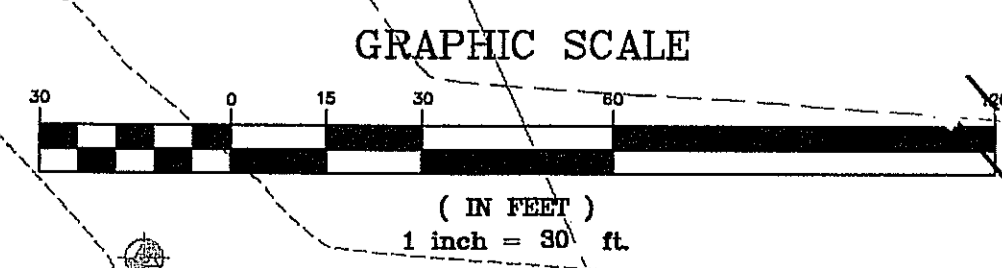
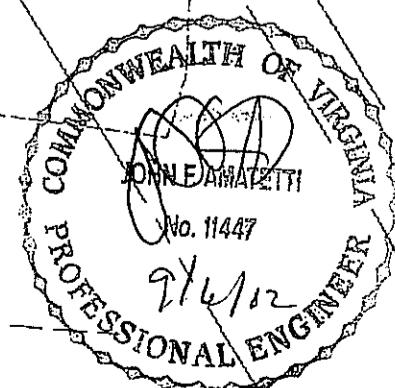
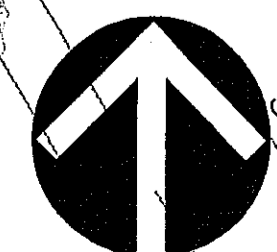
DATE: JAN 8, 2002

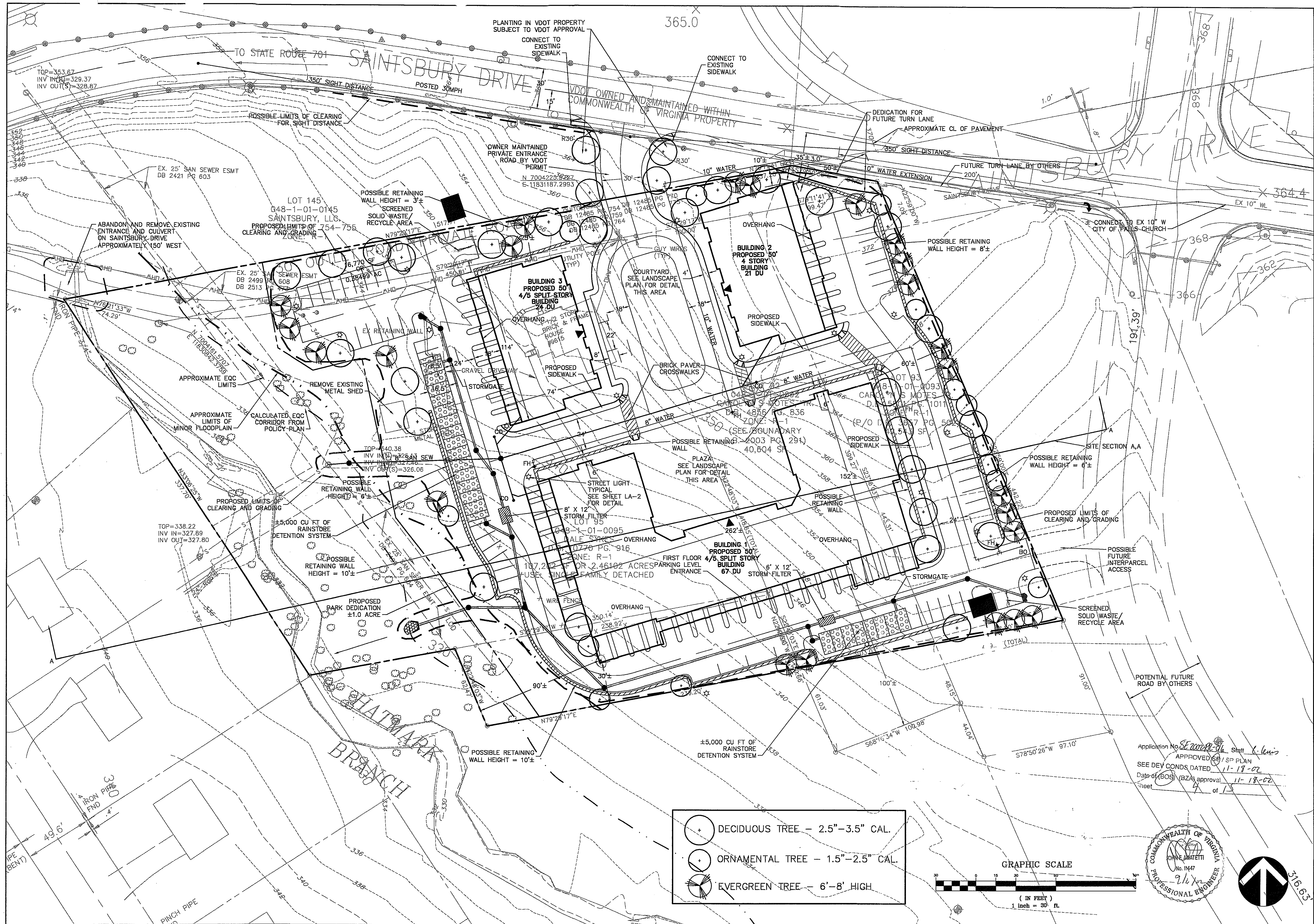
DES. STF	DWN. STF
-------------	-------------

SCALE: 1" = 30'

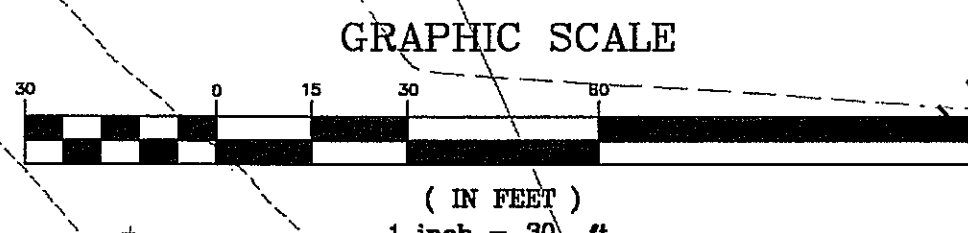
PROJECT/FILE NO.

SHEET NO.  
C-3 OF 15

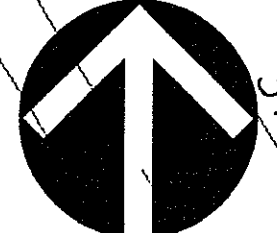
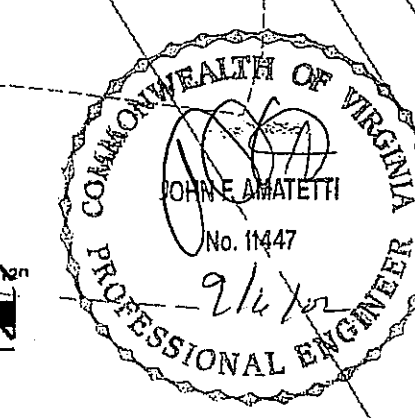




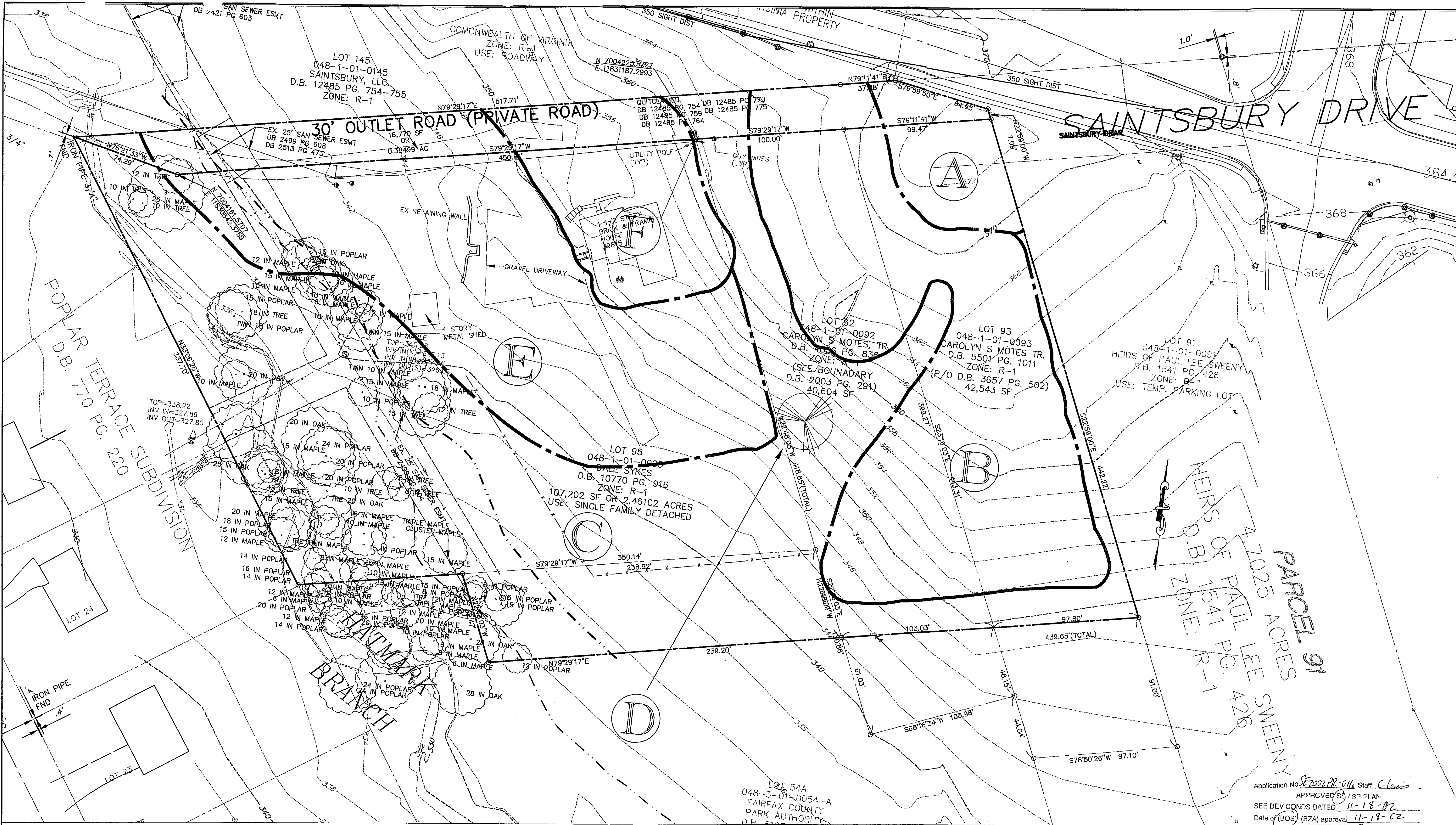
- DECIDUOUS TREE - 2.5"-3.5" CAL.
- ORNAMENTAL TREE - 1.5"-2.5" CAL.
- EVERGREEN TREE - 6'-8' HIGH



Application No. *2000-06* Staff *K. Lewis*  
APPROVED *SP* PLAN  
SEE DEV CONDS DATED *11-18-02*  
Date of (BOS) (BZA) approval *11-18-02*  
Sheet *4* of *15*



VIKA REVISIONS	
REV. JAN. 10, 2002	
REV. MAY 28, 2002	
REV. JULY 1, 2002	
REV. AUG. 2, 2002	
REV. AUG. 12, 2002	
REV. SEP. 3, 2002	
REV. SEP. 4, 2002	
REV. SEP. 6, 2002	
REV. OCT. 24, 2002	
DATE: JAN 8, 2001	
DES. MS	DWN. HKZ
SCALE: 1" = 30'	
PROJECT/FILE NO. 6509A	
SHEET NO. C-4 OF 15	



**CONDITION DESCRIPTIONS:**

COVER TYPE A: GROUP OF YELLOW-POPLARS IN FAIR TO GOOD CONDITION. THESE TREES ARE 30", 32" AND 36" IN DIAMETER. THESE TREES ARE IN THE IMMATURE TO YOUNG-MATURE AGE CLASS. THE PRESENCE OF MANY MULTI STEM MAPLES INDICATES REGENERATION FROM STUMP SPROUTS FOLLOWING CLEARING IN THE PAST. ONE SECTION OF THE SITE APPEARS TO HAVE BEEN RECENTLY CLEARED (WITHIN TEN YEARS) DUE TO THE LACK OF AN OVERSTORY AND THE PRESENCE OF MANY SAPLING SIZED TREES AND HEAVY BRUSH. HEAVY GREENBRIER IS FOUND THROUGHOUT THE ENTIRE FORESTED AREAS. A FEW NATIVE OAK TREES ARE LOCATED ADJACENT TO THE EXISTING HOME. NO MAJOR INSECT OR DISEASE PROBLEMS WERE NOTICED.

COVER TYPE B: THIS AREA APPEARS TO HAVE BEEN RECENTLY CLEARCUT. TREES ARE IN SEEDLING OR SAPLING FORM. VERY BRUSHY WITH GREENBRIER, POISON IVY, BRAMBLES AND VIBURNUM.

COVER TYPE C: FORESTED AREA OF MOSTLY RED MAPLE AND YELLOW-POPLAR. MANY MAPLES ARE MULTI TRUNK POSSIBLY GENERATED FROM STUMP SPROUTS. TREES RANGE IN SIZE FROM 10" TO 16" DBH. SPARSE UNDERSTORY. GROUND COVER IS A CARPET OF GREENBRIER.

COVER TYPE D: SINGLE 27" AMERICAN BEECH IN FAIR CONDITION.

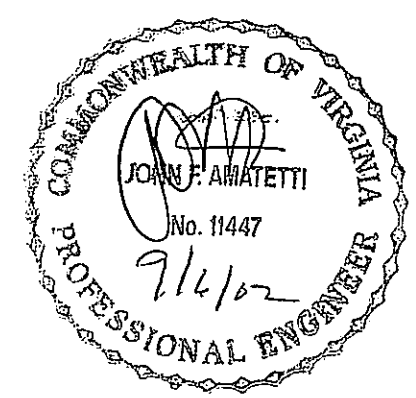
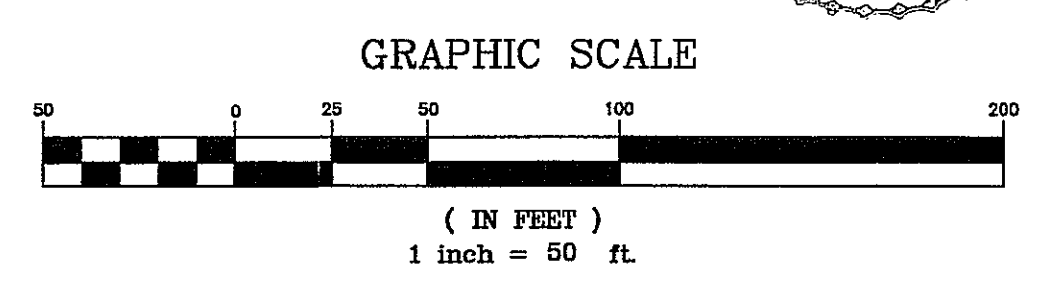
COVER TYPE E: EXISTING LANDSCAPE AND NURSERY OPERATION.

COVER TYPE F: EXISTING HOME AND DRIVEWAY. SOME NATIVE AND ORNAMENTAL TREES AND SHRUBS IN FAIR CONDITION LOCATED NEAR HOME.

**EXISTING VEGETATION MAP NARRATIVE**

THE SITE IS COMPLETELY FORESTED EXCEPT FOR THE PORTIONS WHERE STRUCTURES AND THE COMMERCIAL NURSERY OPERATION EXIST. BOTTOMLAND TREE TYPES SUCH AS YELLOW-POPLAR AND RED MAPLE ARE THE PREDOMINANT OVERSTORY SPECIES. THESE TREES ARE IN THE IMMATURE TO YOUNG-MATURE AGE CLASS. THE PRESENCE OF MANY MULTI STEM MAPLES INDICATES REGENERATION FROM STUMP SPROUTS FOLLOWING CLEARING IN THE PAST. ONE SECTION OF THE SITE APPEARS TO HAVE BEEN RECENTLY CLEARED (WITHIN TEN YEARS) DUE TO THE LACK OF AN OVERSTORY AND THE PRESENCE OF MANY SAPLING SIZED TREES AND HEAVY BRUSH. HEAVY GREENBRIER IS FOUND THROUGHOUT THE ENTIRE FORESTED AREAS. A FEW NATIVE OAK TREES ARE LOCATED ADJACENT TO THE EXISTING HOME. NO MAJOR INSECT OR DISEASE PROBLEMS WERE NOTICED.

EVM INDEX	COVER TYPE	SUCCESIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	BOTTOMLAND FOREST	CLIMAX	.15 ACRES	FAIR TO GOOD	YELLOW-POPLAR	SEE DESCRIPTIONS
"B"	BOTTOMLAND FOREST	PIONEER	1.05 ACRES	FAIR TO POOR	YELLOW-POPLAR	SEE DESCRIPTIONS
"C"	BOTTOMLAND FOREST	SUB-CLIMAX	2.40 ACRES	FAIR	RED MAPLE, YELLOW-POPLAR	SEE DESCRIPTIONS
"D"	UPLAND FOREST	CLIMAX	N/A	FAIR	AMERICAN BEECH	SEE DESCRIPTIONS
"E"	DEVELOPED	N/A	1.14 ACRES	N/A	N/A	SEE DESCRIPTIONS
"F"	DEVELOPED	N/A	.34 ACRES	N/A	N/A	SEE DESCRIPTIONS
TOTAL AREA			5.08 ACRES			



**VIKA**

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS

9180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VIRGINIA 22102  
703-441-7800 ■ FAX 703-441-7801  
MCLEAN, VA ■ GERMANTOWN, MD

**SAINTSBURY PLAZA**

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

**EXISTING VEGETATION MAP**

**VIKA REVISIONS**

REV. JAN. 10, 2002
REV. MAY 28, 2002
REV. JULY 1, 2002
REV. AUG. 12, 2002
REV. SEP. 3, 2002
REV. SEP. 4, 2002
REV. SEP. 6, 2002
REV. OCT 24, 2002

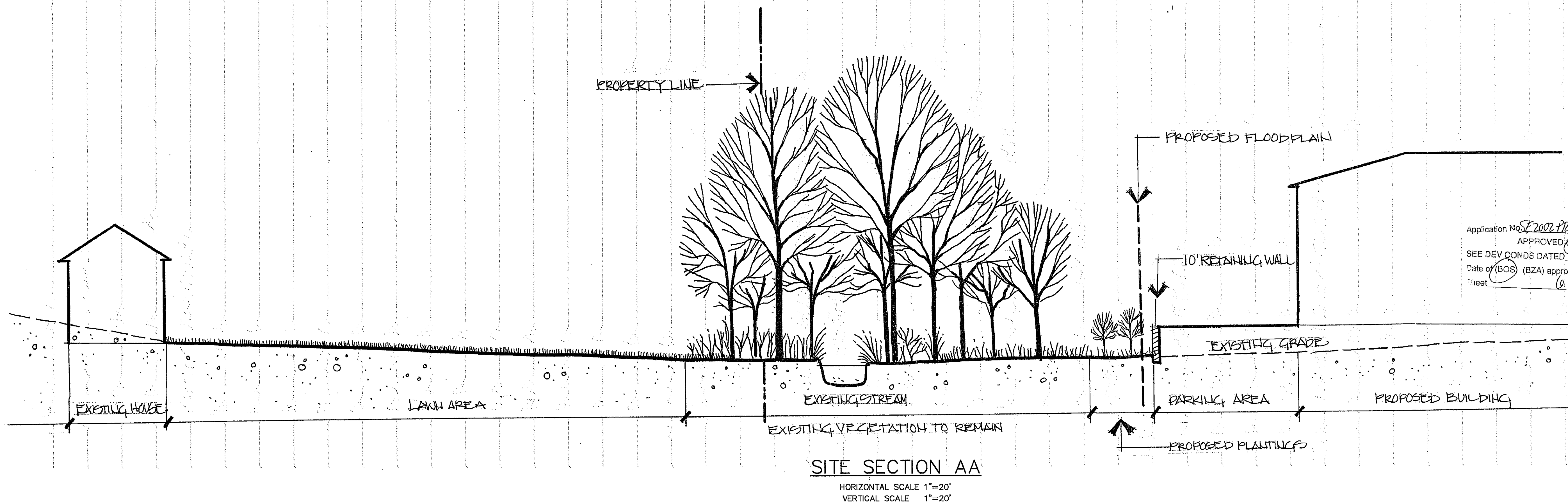
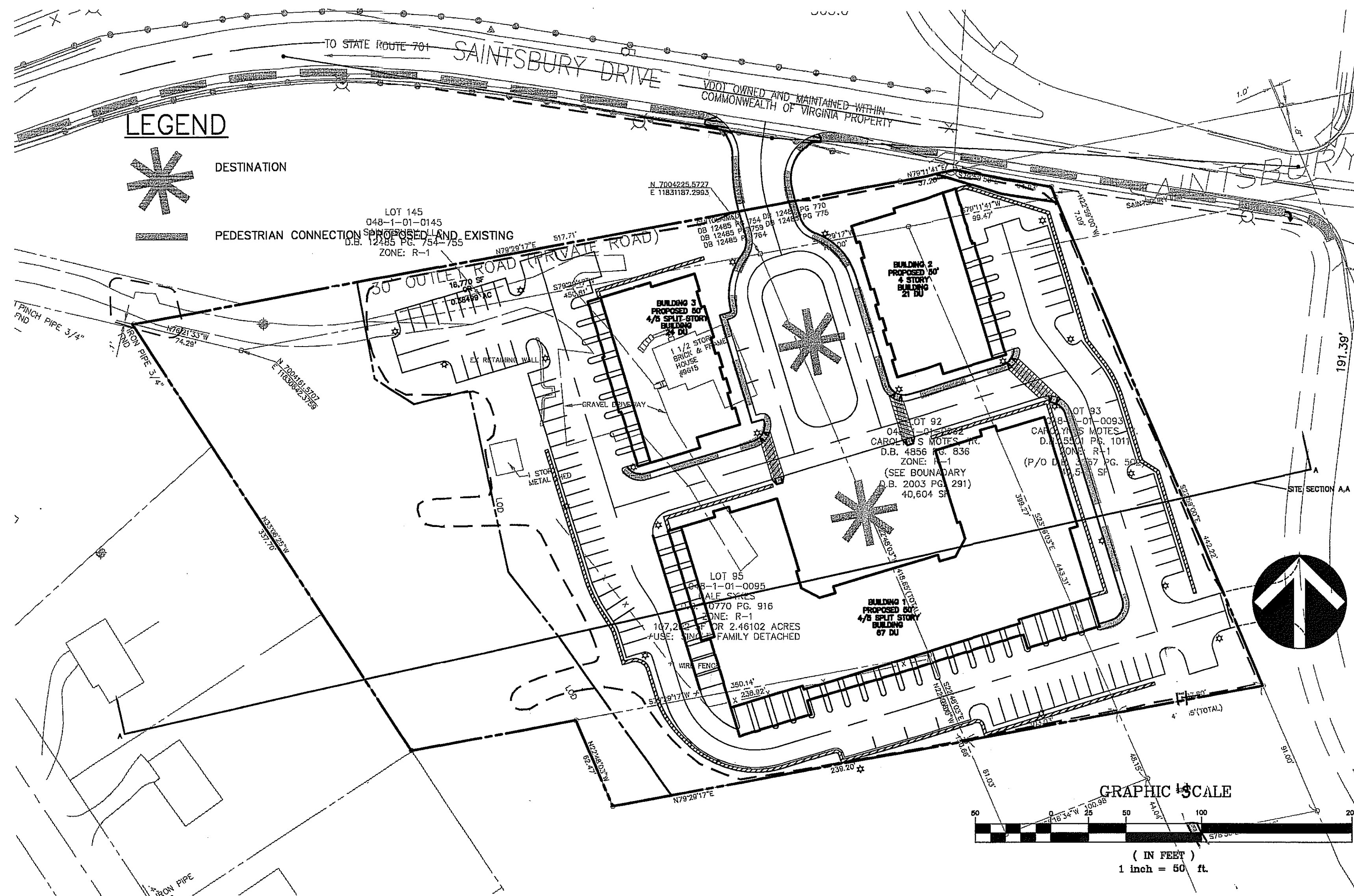
DATE: JAN 8, 2001

DES. HKZ	DWN.
----------	------

SCALE: 1" = 30'

PROJECT/FILE NO. 6509

SHEET NO. C-5 OF 15



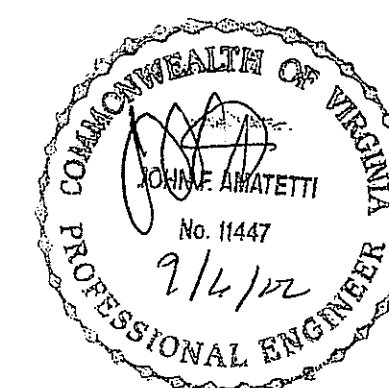


WINTER VIEW FROM THE BACK YARD OF LOT 24  
LOOKING TOWARD PROPOSED DEVELOPMENT



SUMMER VIEW FROM THE BACK YARD OF LOT 24  
LOOKING TOWARD PROPOSED DEVELOPMENT

Application No. SC2002-PR-06 Staff C. Lewis  
APPROVED SEY SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (SOS) (BZA) approval 11-18-02  
Sheet 7 of 15

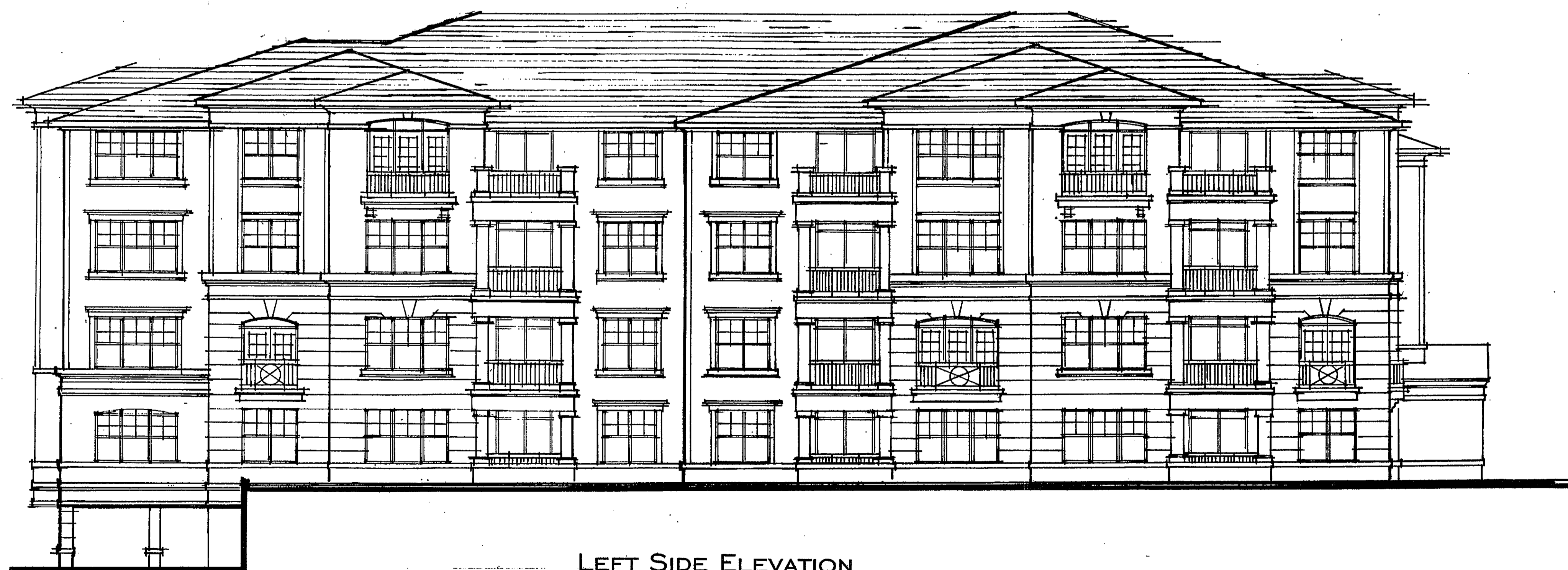


VIKA REVISIONS	
REV.	DATE
REV. AUG. 12, 2002	
REV. SEP. 3, 2002	
REV. SEP. 4, 2002	
REV. SEP. 6, 2002	
REV. OCT 24, 2002	

DATE: JULY 8, 2002	
DES. DK	DWN. DK
SCALE: 1" = 30'	
PROJECT/FILE NO. 6509A	
SHEET NO. C-7 OF 15	



FRONT ELEVATION



LEFT SIDE ELEVATION

Application No. SE 2002-PP-016 Staff: C. Lewis  
 APPROVED 6/5/02 BY SP PLAN  
 SEE DEV CONDS DATED 11-18-02  
 Date of (BOS) (BZA) approval: 11-18-02  
 Sheet 8 of 15

# SAINTSBURY PLAZA

## CONCEPT ELEVATION

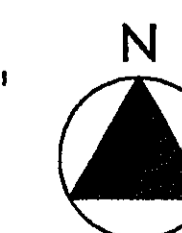
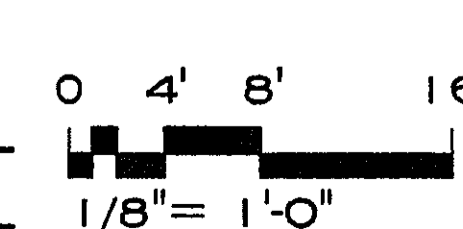
BUILDING 1

ROCKVILLE, MARYLAND  
 PORO 10A.00

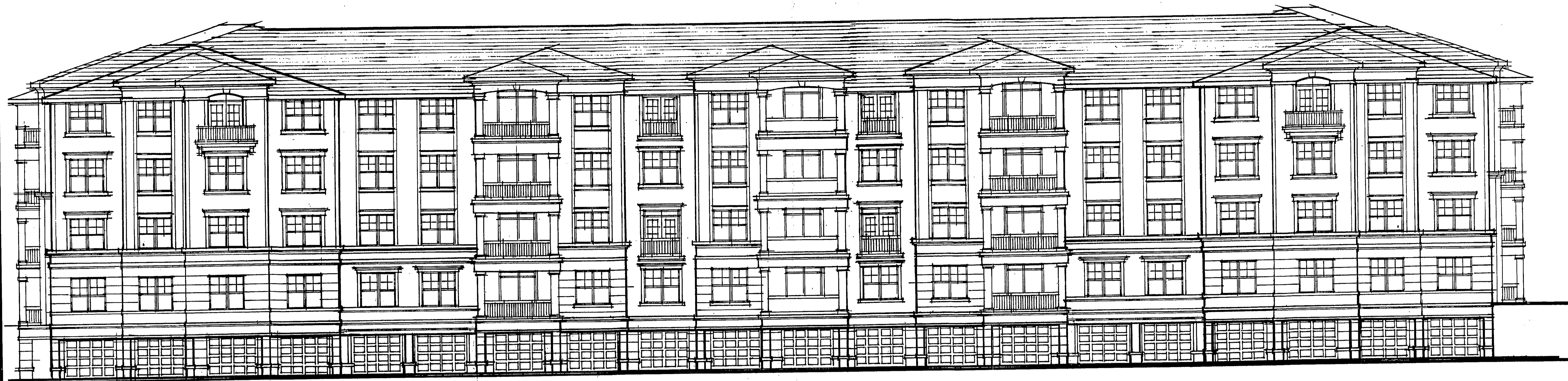
THE PORTEN COMPANIES

THE LESSARD ARCHITECTURAL GROUP INC.

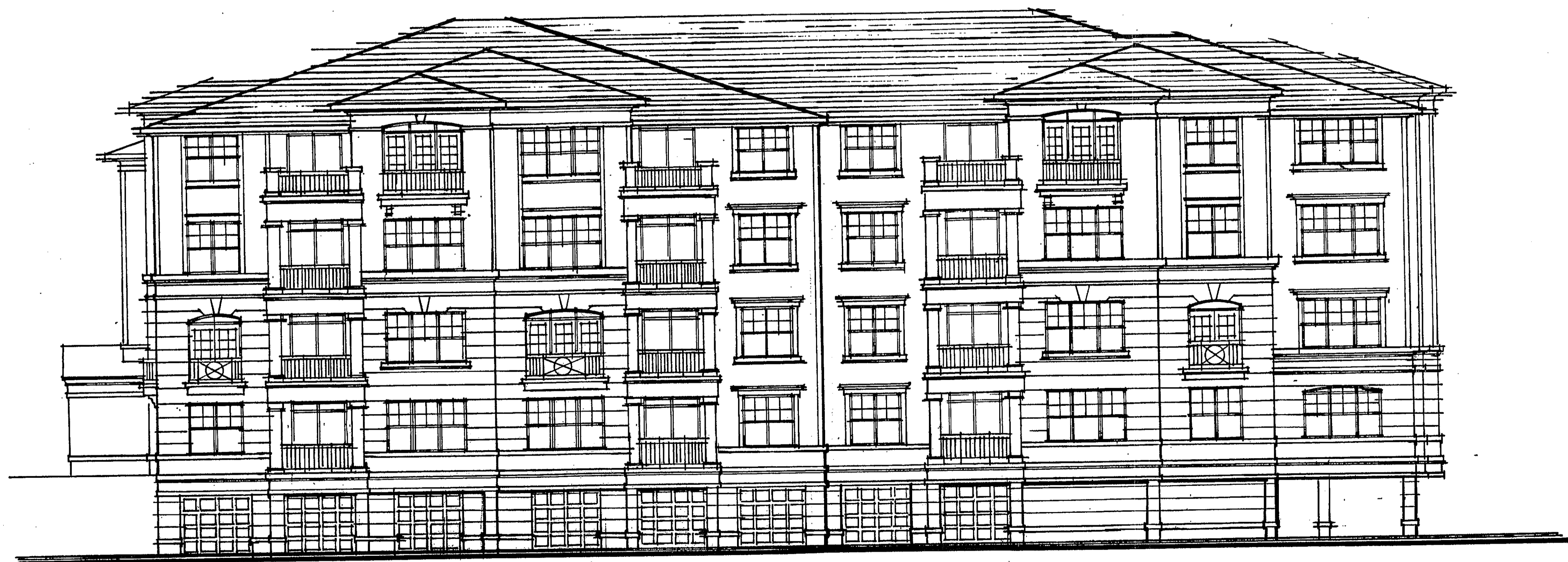
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328



A-1  
 OF 15



REAR ELEVATION



RIGHT SIDE ELEVATION

**SAINTSBURY PLAZA**

ROCKVILLE, MARYLAND  
PORO 10A.00

THE PORTEN COMPANIES

**CONCEPT ELEVATION**  
BUILDING 1

THE LESSARD ARCHITECTURAL GROUP INC.

8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328



Application No. SE 2002 PR-016 Stat C. Lewis  
APPROVED (S) / SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) (BZA) approval 11-18-02  
Sheet 9 of 15

0 4' 8' 16'  
1/8" = 1'-0"



**A-2**  
OF 15



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

Application No. SP 2002-PR-016 Staff: C. Lewis  
 APPROVED SE SP PLAN  
 SEE DEV CONDS DATED 11-18-02  
 Date of (BOS) (BZA) approval: 11-18-02  
 Sheet 10 of 15

# SAINTSBURY PLAZA

ROCKVILLE, MARYLAND  
 PORO 10A.00

THE PORTEN COMPANIES

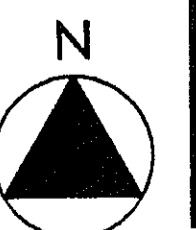
## CONCEPT ELEVATION

BUILDING 2

THE LESSARD ARCHITECTURAL GROUP INC.  
 8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328



0 4' 8' 16'  
 1/8" = 1'-0"

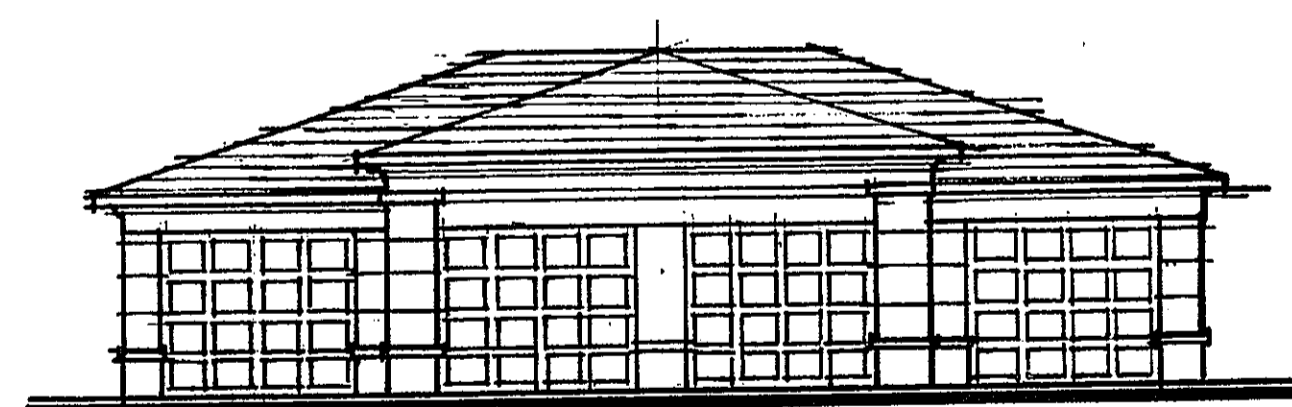


A-3

OF 15



REAR ELEVATION



FRONT ELEVATION

Application No. ST-2002PR-016 Staff C. Lewis  
 APPROVED (S) BY SP PLAN  
 SEE DEV CONDS DATED 11-18-02  
 Date of (BOS) (BZA) approval 11-18-02  
 Sheet 11 of 15

# SAINTSBURY PLAZA

ROCKVILLE, MARYLAND  
 PORO 10A.00

THE PORTEN COMPANIES

## CONCEPT ELEVATION

BUILDING 2/ 4- CAR GARAGE

THE LESSARD ARCHITECTURAL GROUP INC.

8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328

0 4' 8' 16'  
 1/8" = 1'-0"



A-4

OF 15



FRONT ELEVATION



LEFT SIDE ELEVATION

# SAINTSBURY PLAZA

ROCKVILLE, MARYLAND  
PORO 10A.00

THE PORTEN COMPANIES

## CONCEPT ELEVATION

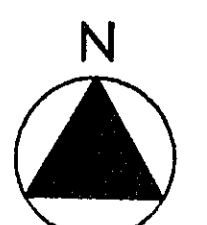
BUILDING 3

THE LESSARD ARCHITECTURAL GROUP INC.

8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328



0 4' 8' 16'  
1/8" = 1'-0"



A-5  
OF 15

Application No. SE 2002 PR-016 Staff L. Laro  
APPROVED EE SIP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) (BZA) approval 11-18-02  
Sheet 12 of 15



REAR ELEVATION



RIGHT SIDE ELEVATION

**SAINTSBURY PLAZA**

ROCKVILLE, MARYLAND  
PORO 10A.00

THE PORTEN COMPANIES

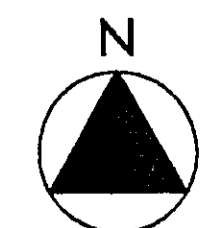
**CONCEPT ELEVATION**  
**BUILDING 3**

THE LESSARD ARCHITECTURAL GROUP INC.

8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182 703/760-9344 FAX 703/760-9328



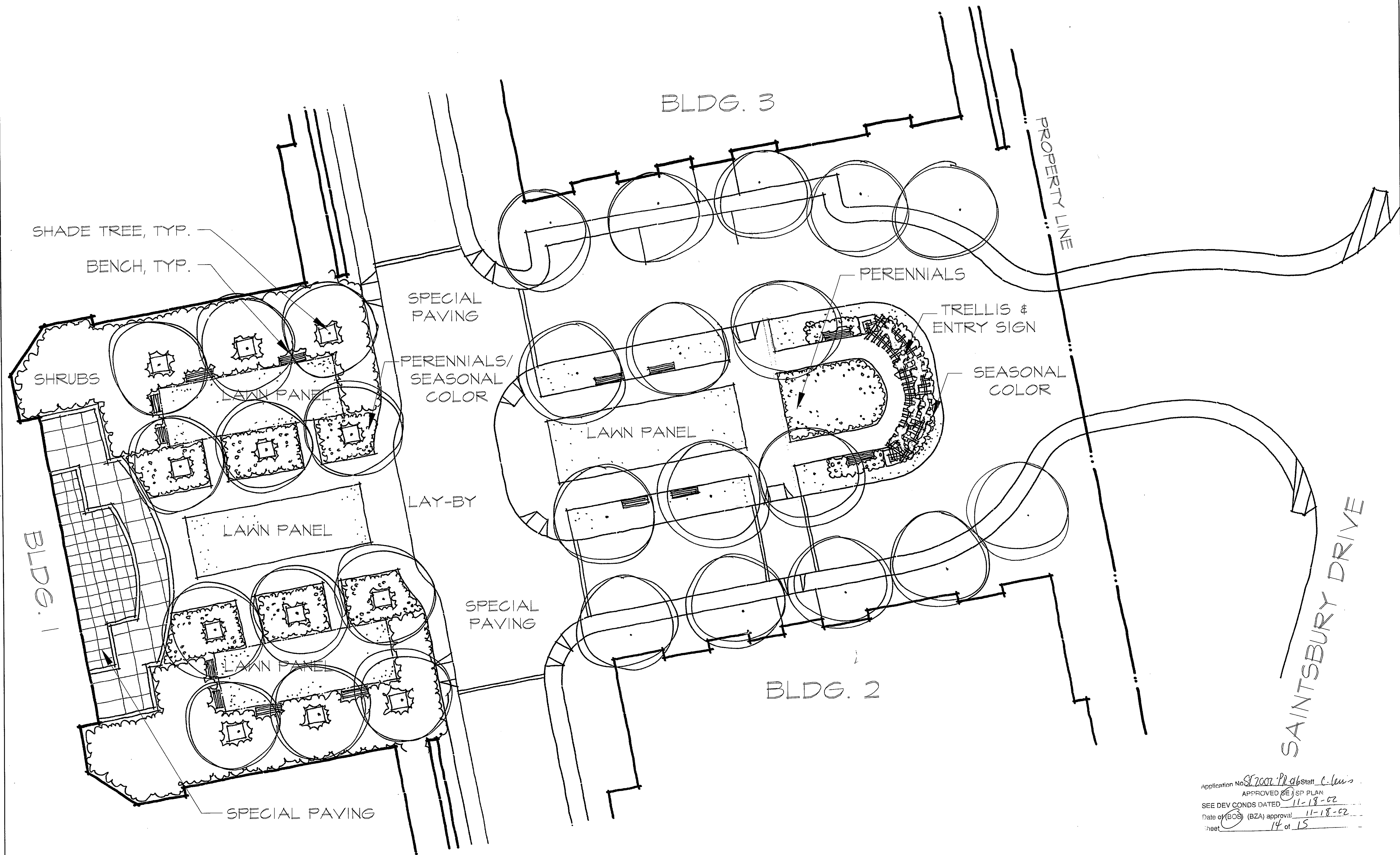
0 4' 8' 16'  
1/8" = 1'-0"



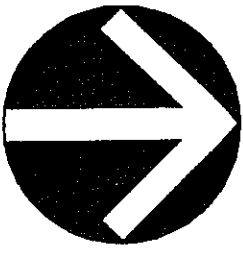
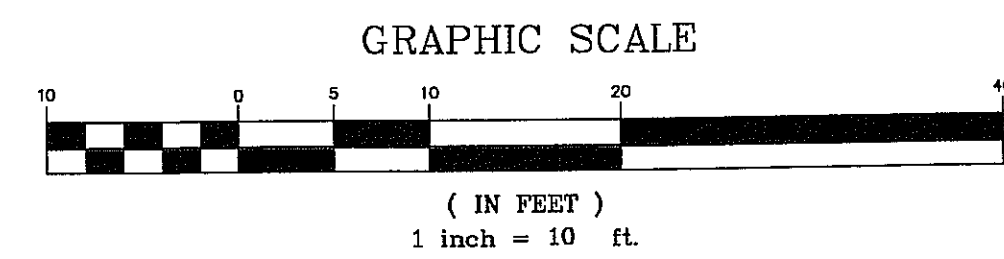
**A-6**

OF 15

Application No. SF 2002-06 Staff C. Lewis  
APPROVED REV SP PLAN  
SEE DEV CONDS DATED 11-18-02  
Date of (BOS) (BZA) approval 11-18-02  
Sheet 13 of 15



Application No. SE 2002-17 Staff C. Lewis  
 APPROVED BY SP PLAN  
 SEE DEV CONDS DATED 11-18-02  
 Date of (BOS) (BZA) approval 11-18-02  
 Sheet 14 of 15



**EDAW**

1000 PAVAN STREET  
 ALEXANDRIA, VA 22314  
 TEL 703.836.1644 FAX 703.836.8888  
 WWW.EDAW.COM

DESIGN, PLANNING AND ENVIRONMENTAL WORLDWIDE

SAINTSBURY PLAZA

PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCHEMATIC COURTYARD &  
 PLAZA LANDSCAPE PLAN

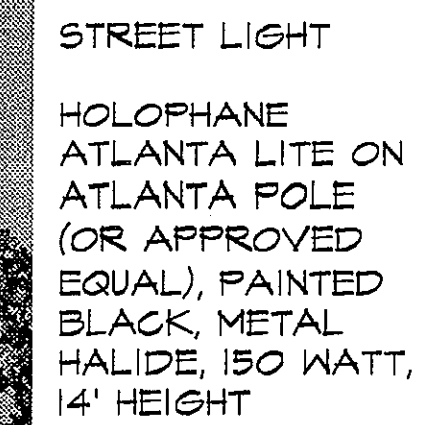
REVISIONS  
 REV. SEP. 6, 2002

DATE: JAN 8, 2001  
 DES. GA DWN. KF

SCALE:  
 1" = 10'

PROJECT/FILE NO.  
 2W042.01

SHEET NO.  
 LA-1 OF 15



GUARDRAIL  
MASTER HALCO  
IMPERIAL B STYLE  
(OR APPROVED  
EQUAL), WITH  
FLAT POST CAPS,  
ALUMINUM,  
PAINTED BLACK,  
3'-6" HEIGHT

3 ILLUSTRATIVE GUARDRAIL DETAIL  
SCALE: N.T.S. D-SE-GUARDRAIL.dwg

EDAW

SAINTSBURY PLAZA  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## SCHEMATIC SITE DETAILS

## REVISIONS

REV. SEP. 6, 2002[illegible]

DATE: JAN 8, 2001	
DES. GA	DWN. KF

SCALE:  
AS SHOWN

PROJECT/FILE NO. 2W042.01
------------------------------

SHEET NO.  
LA-2 OF 15